

4-20-01
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ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

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W-01337A WATER
RINCON RANCH ESTATES WATER CO.
3750 S OLD SPANISH TRAIL
TUCSON AZ 85730-0000

ANNUAL REPORT

FOR YEAR ENDING

12	31	2000
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FOR COMMISSION USE

ANN 04	00
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DALE R. CALVERT, PLLC

CERTIFIED PUBLIC ACCOUNTANT

2970 N. SWAN ROAD, #220
TUCSON, AZ 85712

Voice (520) 325-1544

Fax (520) 325-1121

E-mail cpa@azstarnet.com

April 3, 2001

Board of Directors
Rincon Ranch Estates Water Co., Inc.
Tucson, Arizona

I have compiled the accompanying balance sheet of Rincon Ranch Estates Water Co., Inc. as of December 31, 1999 and 2000 and the related comparative statement of income and expenses and the supplementary information contained in the schedule of utility plant in service, schedule of computation of depreciation expense, schedule of property taxes and schedule of income taxes for the year then ended included in the accompanying prescribed form, Water Utility Annual Report, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

My compilation is limited to presenting in the form prescribed by the Arizona Corporation Commission information that is representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

These financial statements are presented in accordance with the requirements of the Arizona Corporation Commission which differ from a presentation in conformity with generally accepted accounting principles. Accordingly, these financial statements are not designed for those who are not informed about such differences.

I am not independent with respect to Rincon Ranch Estates Water Co., Inc.



Dale R. Calvert
Certified Public Accountant

COMPANY INFORMATION

Company Name (Business Name) Rincon Ranch Estates Water Company, Inc.

Mailing Address 3750 S. Old Spanish Trail

Tucson

(Street)

AZ

(State)

85730

(Zip)

(520) 298-0173

Telephone No. (Include Area Code)

(520) 733-0622

Fax No. (Include Area Code)

(520) 331-7749

Pager/Cell No. (Include Area Code)

Email Address _____

Local Office Mailing Address Same as Above

(Street)

(City)

(State)

(Zip)

Local Office Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

MANAGEMENT INFORMATION

Management Contact: Frank Calvert

(Name)

President

(Title)

3750 S. Old Spanish Trail

(Street)

Tucson

(City)

AZ

(State)

85730

(Zip)

(520) 885-5401

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

On Site Manager: Same as Above

(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

Statutory Agent: Dale Calvert

(Name)

2970 N. Swan Road, #220

Tucson

AZ

85712

(Street)

(City)

(State)

(Zip)

(520) 325-1544

(520) 325-1121

(520) 404-4161

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Attorney: Hugh Holub

(Name)

1881 N. Mastic

Nogales

AZ

85621

(Street)

(City)

(State)

(Zip)

(520) 377-8259

(520) 377-8259

(520) 270-9906

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

OWNERSHIP INFORMATION

Check the following box that applies to your company:

☐ **Sole Proprietor (S)**

☒ **C Corporation (C) (Other than Association/Co-op)**

☐ **Partnership (P)**

☐ **Subchapter S Corporation (Z)**

☐ **Bankruptcy (B)**

☐ **Association/Co op (A)**

☐ **Receivership (R)**

☐ **Limited Liability Company**

☐ **Other (Describe)** _____

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

☐ **APACHE**

☐ **COCHISE**

☐ **COCONINO**

☐ **GILA**

☐ **GRAHAM**

☐ **GREENLEE**

☐ **LA PAZ**

☐ **MARICOPA**

☐ **MOHAVE**

☐ **NAVAJO**

☒ **PIMA**

☐ **PINAL**

☐ **SANTA CRUZ**

☐ **YAVAPAI**

☐ **YUMA**

☐ **STATEWIDE**

COMPANY NAME

Rincon Ranch Estates Water Co., Inc.

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization	0	0	0
302	Franchises	313	47	266
303	Land and Land Rights	35,889	0	35,889
304	Structures and Improvements	7,937	3,085	4,852
307	Wells and Springs	6,946	6,946	0
311	Pumping Equipment	44,551	24,639	19,912
320	Water Treatment Equipment	0	0	0
330	Distribution Reservoirs and Standpipes	47,245	41,835	5,410
331	Transmission and Distribution Mains	321,808	207,523	114,285
333	Services	13,660	10,128	3,532
334	Meters and Meter Installations	14,304	9,368	4,936
335	Hydrants	0	0	0
336	Backflow Prevention Devices	0	0	0
339	Other Plant and Misc. Equipment	0	0	0
340	Office Furniture and Equipment	3,570	887	2,683
341	Transportation Equipment	0	(691)	691
343	Tools, Shop and Garage Equipment	3,189	2,861	328
344	Laboratory Equipment	0	0	0
345	Power Operated Equipment	0	0	0
346	Communication Equipment	0	0	0
347	Miscellaneous Equipment	2,891	387	2,504
348	Other Tangible Plant	0	0	0
	TOTALS	502,303	307,015	195,288

This amount goes on the Balance Sheet Acct. No. 108 

COMPANY NAME Rincon Ranch Estates Water Co., Inc.

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization	0	N/A	0
302	Franchises	313	5%	16
303	Land and Land Rights	35,889	N/A	0
304	Structures and Improvements	7,937	5%	397
307	Wells and Springs	6,946	0%	0
311	Pumping Equipment	44,551	5%	2,228
320	Water Treatment Equipment	0	N/A	0
330	Distribution Reservoirs and Standpipes	47,245	5%	2,362
331	Transmission and Distribution Mains	321,808	5%	16,090
333	Services	13,660	5%	683
334	Meters and Meter Installations	14,304	5%	715
335	Hydrants	0	N/A	0
336	Backflow Prevention Devices	0	N/A	0
339	Other Plant and Misc. Equipment	0	N/A	0
340	Office Furniture and Equipment	3,570	5%	178
341	Transportation Equipment	0	N/A	0
343	Tools, Shop and Garage Equipment	3,189	5%	159
344	Laboratory Equipment	0	N/A	0
345	Power Operated Equipment	0	N/A	0
346	Communication Equipment	0	N/A	0
347	Miscellaneous Equipment	2,891	5%	145
348	Other Tangible Plant	0	N/A	0
	TOTALS	502,303	-----	22,973

This amount goes on Comparative Statement of Income and Expense Acct. No. 403.

BALANCE SHEET

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	ASSETS		
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 8,455	\$ 13,093
134	Working Funds	0	0
135	Temporary Cash Investments	90,275	85,491
141	Customer Accounts Receivable	11,001	10,129
146	Notes/Receivables from Associated Companies	0	0
151	Plant Material and Supplies	5,530	5,015
162	Prepayments	0	0
174	Miscellaneous Current and Accrued Assets	28,641	32,016
	TOTAL CURRENT AND ACCRUED ASSETS	\$ 143,902	\$ 145,744
	FIXED ASSETS		
101	Utility Plant in Service	\$ 484,718	\$ 502,303
103	Property Held for Future Use	500	500
105	Construction Work in Progress	0	0
108	Accumulated Depreciation – Utility Plant	(284,042)	(307,016)
121	Non-Utility Property	0	0
122	Accumulated Depreciation – Non Utility	0	0
	TOTAL FIXED ASSETS	\$ 201,176	\$ 195,787
	TOTAL ASSETS	\$ 345,078	\$ 341,531

NOTE: The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITIES		
231	Accounts Payable	\$ 216	\$ 1,986
232	Notes Payable (Current Portion)	0	0
234	Notes/Accounts Payable to Associated Companies	0	0
235	Customer Deposits	0	0
236	Accrued Taxes	4,740	4,716
237	Accrued Interest	0	0
241	Miscellaneous Current and Accrued Liabilities	2,279	2,192
	TOTAL CURRENT LIABILITIES	\$ 7,235	\$ 8,894
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$ 0	\$ 0
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$ 0	\$ 0
252	Advances in Aid of Construction	81,016	79,142
255	Accumulated Deferred Investment Tax Credits	0	0
271	Contributions in Aid of Construction	20,867	38,757
272	Less: Amortization of Contributions	(4,400)	(12,219)
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS	\$ 97,483	\$ 105,680
	TOTAL LIABILITIES	\$ 104,719	\$ 114,574
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$ 13,000	\$ 13,000
211	Paid in Capital in Excess of Par Value	119,449 *	104,595 *
215	Retained Earnings	107,910	109,362
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	\$ 240,359	\$ 226,957
	TOTAL LIABILITIES AND CAPITAL	\$ 345,078	\$ 341,531

*In with this account is the unrealized gain/loss on securities available for sale in the amounts of:

\$ 16,123

\$ 1,269

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 122,990	\$ 129,650
460	Unmetered Water Revenue	0	0
474	Other Water Revenues	550	470
	TOTAL REVENUES	\$ 123,540	\$ 130,120
	OPERATING EXPENSES		
601	Salaries and Wages	\$ 46,618	\$ 54,741
610	Purchased Water	629	288
615	Purchased Power	13,204	14,469
618	Chemicals	0	0
620	Repairs and Maintenance	6,569	11,028
621	Office Supplies and Expense	2,320	1,832
630	Outside Services	9,208	5,106
635	Water Testing	2,121	1,007
641	Rents	9,000	7,200
650	Transportation Expenses	654	656
657	Insurance – General Liability	1,383	1,754
659	Insurance - Health and Life	0	0
666	Regulatory Commission Expense – Rate Case	4,044	3,722
675	Miscellaneous Expense	3,486	3,582
403	Depreciation Expense	18,031	21,345
408	Taxes Other Than Income	6,780	2,836
408.11	Property Taxes	8,515	8,444
409	Income Tax	4,014	729
	TOTAL OPERATING EXPENSES	\$ 136,576	\$ 138,739
	OTHER INCOME/EXPENSE		
419	Interest and Dividend Income	\$ 15	\$ 6,768
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses	24,917	3,303
427	Interest Expense		
	TOTAL OTHER INCOME/EXP	\$ 24,932	\$ 10,071
	NET INCOME/(LOSS)	\$ 11,896	\$ 1,452

COMPANY NAME Rincon Ranch Estates Water Co., Inc.

SUPPLEMENTAL FINANCIAL DATA
Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued	N/A	N/A	N/A	N/A
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End \$ N/A

Meter Deposits Refunded During the Test Year \$ N/A

COMPANY NAME Rincon Ranch Estates Water Co., Inc.

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number	Pump Horsepower	Pump Yield (Gpm)	Casing Size (inches)	Meter Size (inches)
620952	15	90	8	421
620951	25	160	12	470

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
City of Tucson	80	70

TOTAL GALLONS PUMPED (NOT SOLD) THIS YEAR (thous.) = _____

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
7.5	1	0	0
10	2		
15	1		

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
100,000	1	5,000	1
8,000	1		
3,000	1		

STATISTICAL INFORMATION

Total number of customers	200	
Total number of gallons sold	35,114,262	gallons

COMPANY NAME Rincon Ranch Estates Water Co., INC. YEAR ENDING 12/31/2000

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2000 was: \$ 8,479.42

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____

COMPANY NAME Rincon Ranch Estates Water Co., Inc.

YEAR ENDING 12/31/2000

INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported	<u>3,485</u>
Estimated or Actual Federal Tax Liability	<u>486</u>
State Taxable Income Reported	<u>3,485</u>
Estimated or Actual State Tax Liability	<u>278</u>

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances	<u>0</u>
Amount of Gross-Up Tax Collected	<u>0</u>
Total Grossed-Up Contributions/Advances	<u>0</u>

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.


SIGNATURE

4-14-01
DATE

Frank Calvert
PRINTED NAME

President
TITLE

COMPANY NAME Rincon Ranch Estates Water Co., Inc. **YEAR ENDING 12/31/2000**

**WATER AND SEWER
UTILITIES ONLY**

PROPERTY TAXES

Indicate the amount of actual property taxes paid during this reporting period (Calendar Year 2000)

\$ 8,479.42

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled Checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain reasons below:

**VERIFICATION
AND
SWORN STATEMENT
Intrastate Revenues Only**

VERIFICATION

STATE OF Arizona

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME)	Pima
NAME (OWNER OR OFFICIAL) TITLE	Frank Calvert - President
COMPANY NAME	Rincon Ranch Estates Water Co., Inc.

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA COPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2000

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2000 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 136,399

(THE AMOUNT IN BOX ABOVE

INCLUDES \$ 6,748

IN SALES TAXES BILLED, OR COLLECTED

****REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)**

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

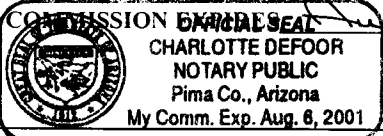
THIS 16th DAY OF

Frank Calvert
SIGNATURE OF OWNER OR OFFICIAL
520 2420173
TELEPHONE NUMBER

COUNTY NAME	Pima
MONTH	April
YEAR	2001

Charlotte DeFoor
SIGNATURE OF NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES Aug 6 2001

CHARLOTTE DEFOOR
NOTARY PUBLIC
Pima Co., Arizona
My Comm. Exp. Aug. 6, 2001

**VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
INTRASTATE REVENUES ONLY**

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

(COUNTY NAME) Pima	
NAME (OWNER OR OFFICIAL) Frank Calvert	TITLE President
COMPANY NAME Rincon Ranch Estates Water Co., Inc.	

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2000

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2000 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES

\$ 131,969

(THE AMOUNT IN BOX AT LEFT
INCLUDES \$ 6,529
IN SALES TAXES BILLED, OR COLLECTED

***RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.**

X x

Frank Calvert
SIGNATURE OF OWNER OR OFFICIAL

SUBSCRIBED AND SWORN TO BEFORE ME

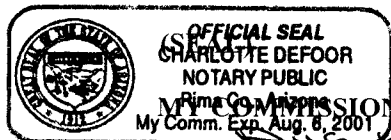
A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

16th

DAY OF

NOTARY PUBLIC NAME Charlotte DeFoor	
COUNTY NAME Pima	
MONTH April	2001



MY COMMISSION EXPIRES
2001

Charlotte DeFoor
SIGNATURE OF NOTARY PUBLIC

JAMES L. KIRK
 REAL ESTATE
 COMPANY, INC.
 10000 N. 10TH AVE. SUITE 100
 TULSA, OK 74116-1000
 PHONE (918) 438-0173
 FAX (918) 438-0174

Tax Year 1999
 DATE 4/27/00
 \$1996.00 DOLLARS
 \$1996.00
 James L. Kirk
 Pima County Treasurer
 Model 10006

0006243 0010106300 0010106300 00000198800

FOR DEPOSIT ONLY
 TO THE CREDIT OF
 JAMES L. KIRK
 PIMA COUNTY TREASURER
 AND EX-OFFICIO TAX COLLECTOR
 PIMA COUNTY, ARIZONA
 412-223153

0004 1171

MAY 15 2000
 PIMA COUNTY, ARIZONA
 P.O. BOX 1000
 TULSA, OK 74116-1000

JEAN M MILLER

04/05/200109:26:30

SC=01

TECH

REQ# 200104040958

1001

1996.00

0000006243

ITEM ADD: 20000516000000030418586

RINCON RANCH ESTATES WATER COMPANY, INC.
 1100 205 62 13205
 OCT 25, 2000 *****52/264.77
 Two Hundred Sixty-Four and 77/100 Dollars
 Pima L Kirk Pima Co Treasurer
 RINCON RANCH ESTATES WATER COMPANY, INC.
 1100 205 62 13205
 101 06 30 00 00
 000002264.77

000002264.77
 101 06 30 00 00
 1100 205 62 13205

FOR DEPOSIT ONLY
 TO THE CREDIT OF
 JAMES MILLER
 PIMA COUNTY WATER USER
 AND ESCROW OFFICE PIMA COUNTY, ARIZONA
 412-724156
 0021 6689
 101 14 00
 0030328038

JEAN M MILLER

04/05/200109:40:48

SC=01

TECH

REQ# 200104040959

1001

2264.77

0000001207

ITEM ADD: 20001115000000030328038

